

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
Monday, July 8, 2019**

The regular meeting of the Monroe Planning Commission was held on **Monday, July 8, 2019 at 7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

**CALL TO ORDER**

**Chair Tuttle** called the meeting to order at 7:01 p.m.

**ROLL CALL**

**Planning Commission Secretary Leigh Anne Barr** called the roll.

**Commissioners Present:** Chair Tuttle, Vice-Chair Bull, Commissioner Rousey, Commissioner Silva, Commissioner Jensen and Commissioner Stanger. Commissioner Fisher joined via conference call at 7:15pm.

**Staff Present:** Community Development Director Ben Swanson and Secretary Leigh Anne Barr.

**COMMENTS FROM CITIZENS**

NONE

**APPROVAL OF MINUTES**

Commissioner Silva made a motion to accept the minutes of June 24, 2019 with the discussed change. Motion seconded by Commissioner Bull. Motion carried 6/0.

**PUBLIC HEARING**

NONE

**OLD BUSINESS**

**1. Proposed Small Wireless Facilities Code Discussion**

Community Development Director Ben Swanson introduced the strike and delete version of the Wireless Facilities Chapter. Director Swanson explained the comments shown in red are the proposed changes from the wireless facilities groups, staff changes are shown in green and the entire chapter has been reviewed by the City's attorney. The newest comments by the wireless facilities groups will be addressed at the public hearing.

**2. Monroe Comprehensive Plan Amendment Docket**

Director Swanson explained that as part of the 2018-2019 annual Comprehensive Plan docket, the City docketed a citizen-initiated Comprehensive Plan amendment from the Monroe School District. The School District is requesting a change in the Comprehensive plan designation for Memorial Stadium and Marshal Field from Institutional to Multi-Family Residential. Director Swanson noted that there are several members of the School District in attendance at the meeting along with their consultants to answer questions that the Planning Commission may have.

Laura Brent

Ms. Brent is a consultant for the Monroe School District. Commissioner Jensen asked if the school district has a buyer in place at the moment. Ms. Brent explained that the school district does not at this time.

Nancy Pierce

Ms. Pierce is a member of Monroe's School Board and explained that the site is only large enough for an elementary school and with the recently remodeled schools in downtown Monroe, the district does not foresee a need for another elementary school downtown. It is possible that another school will be needed north of town and the sale of this property could be used to finance that purchase.

Jim Langston

Mr. Langston is the President of Monroe's School Board and he explained that the School Board is very frugal with their dollars and if the property does need to be released, it should be at the best value possible. Mr. Langston also explained that the District currently does not have the resources to maintain the 12.5 acres of property.

The Commissioners discussed their opinions on the request.

Director Swanson stated that the City now requires documentation at the beginning of the comprehensive plan process to ensure that the proposed use is sustainable in the proposed location. Past court cases have set a precedence that required additional detail up front so the City can make an informed decision.

**NEW BUSINESS**

NONE

**DISCUSSION BY COMMISSIONERS AND STAFF**

Commissioner Jensen gave a summary of the Blueberry Lane and North Kelsey intersection open house. Commissioner Jensen also made a comprehensive plan amendment proposal that he would like the Planning Commission to support that would change the comprehensive plan designation of several of the properties in the Highway 2 bypass to transportation. Chair Tuttle was not in favor of supporting the amendment.

Commissioner Jensen asked about the status of the property on North Kelsey. Director Swanson explained that the City and Tarragon are continuing negotiations in executive session at this time. When the price is agreed upon, it will come out of executive session.

Director Swanson noted that the City of Monroe had two articles in the Daily Journal of Commerce, one on the River's Edge Development and one that featured Commissioner Rousey's use of ATVs as part of their business model. Director Swanson informed Commissioners that he has started working on the budget for Community Development for next year and he will be asking for a full time Code Enforcement Office as a new position. Director Swanson stated that Eastside Masonry had a fire and the owner was already in the process of getting a grading and demolition permit for the site.

Commissioner Bull requested some statistics on apartments in the City of Monroe such as vacancy and average rent. Commissioner Bull cited a King County example that was especially easy to work with.

Commissioner Silva presented some real estate statistics for Snohomish County. Commissioner Silva also announced that the Chamber of Commerce is looking for a new Director.

**ADJOURNMENT**

Commissioner Silva made a motion to adjourn at 8:29p.m. Motion seconded by Commissioner Rousey. Motion carried 7/0.



Bridgette Tuttle  
*Chair*



Leigh Anne Barr  
*Planning Commission Secretary*